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**ZONING AND PLATTING COMMISSION
SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2012-0154C

ZAP COMMISSION DATE: 11/6/2012

PROJECT NAME: The Oaks at Techridge Phase II

APPLICANT: Oaks at Techridge Phase 2 Partners LP (Pat Patterson)

AGENT: Bury + Partners Inc. (Steve J. Bertke P.E.)

ADDRESS: 14200 the Lakes Boulevard

AREA: 16.05 acres

WATERSHED: Harris Branch

CASE MANAGER: Nikki Hoelter
nikki.hoelter@austintexas.gov

PHONE: 974-2863

PROPOSED DEVELOPMENT:

The applicant is proposing to construct an apartment complex development, which includes 11 multi family buildings, a recreation and leasing center, pool and amenities area, surface parking, utilities and associated improvements. There will be total of 336 units on the site. Water quality and detention are provided for this site on a separate lot and permitted under C8J060015.1B.

The development will be completed in 13 phases.

SUMMARY STAFF RECOMMENDATION:

The request if for approval of the site plan; a provision in the Northtown MUD agreement requires the Land Use Commission provide an approval for any use other than single family residence or duplex residence, therefore Zoning and Platting Commission review and approval is required for the approval of the site plan. If the site were not within the Northtown MUD, the site plan could be approved administratively. Staff recommends approval of this site plan, because it complies with all applicable requirements of the Land Development Code. All comments will be cleared prior to release.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The site is within the full purpose jurisdiction of the City of Austin and partially within the ETJ. The portion in the ETJ is governed by the Northtown MUD agreement. The site is zoned CS-MU-CO and MF-2 which permits the multi family use.

The site is bounded to the south by an apartment complex and undeveloped land. The north and west property lines are bounded by undeveloped property as well. To the east is a water quality and detention pond, warehouses and undeveloped land.

The conditional overlay associated with both zoning districts restricts the site to development that will not exceed 2,000 vehicle trips.

The MU, mixed use of the CS zoning is the avenue that permits the multi family use within the CS, commercial services zoning district.

The property is currently undeveloped. The site complies with all Land Development Code requirements.

Environmental: This site is located in the Harris Branch Watershed. There are no critical environmental features on the site. Additionally the site is not located over the Edwards Aquifer Recharge Zone.

Transportation: Access will be taken from two access drives onto The Lakes Boulevard.

PROJECT INFORMATION:

LEGAL DESCRIPTION: Lot 1, Block B, Lakes at Techridge Block A, Lots 3 and 4

PROJECT INFORMATION

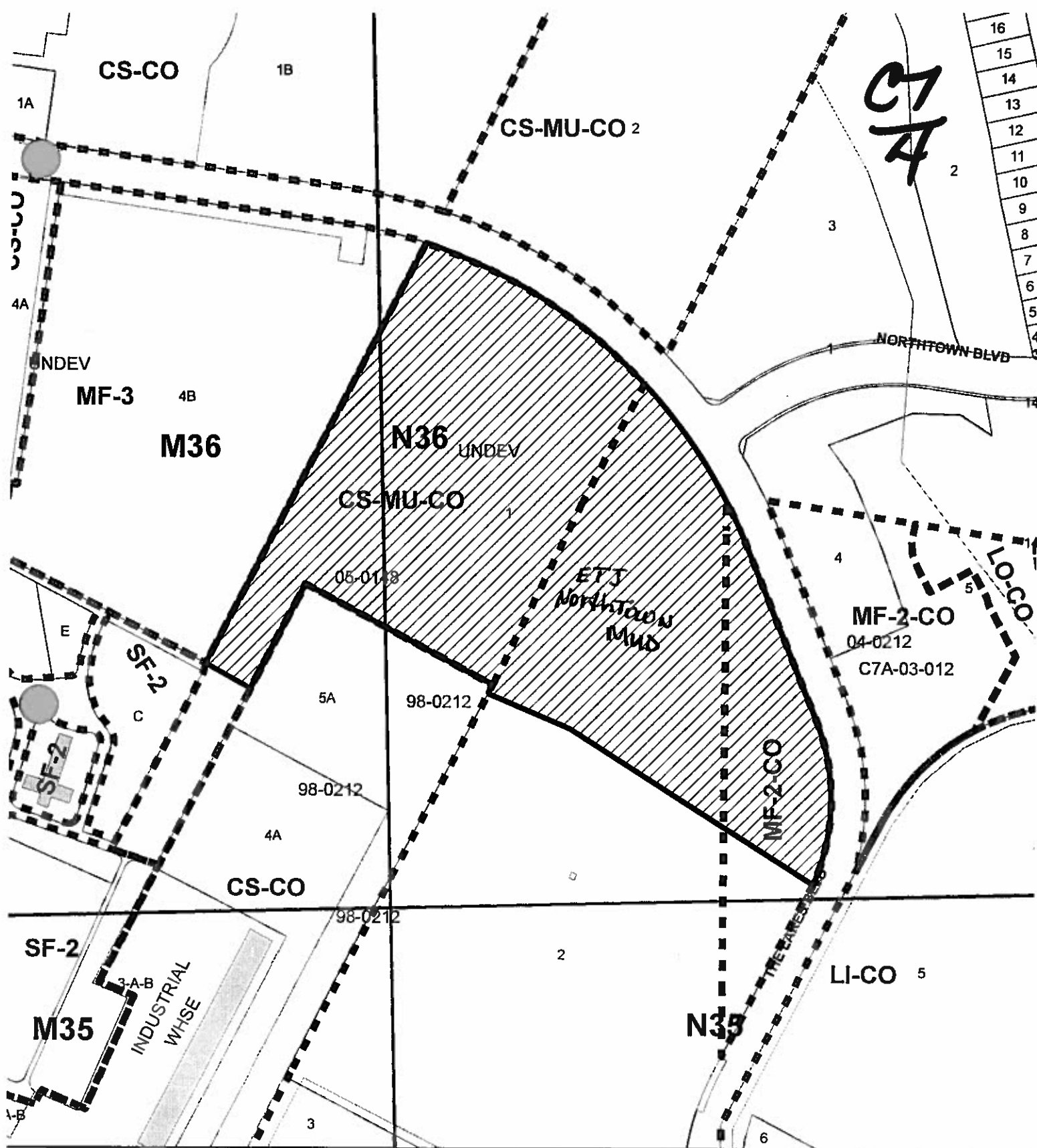
SITE AREA	699,138 square feet	16.05 acres
EXISTING ZONING	CS-MU-CO, MF-2-CO, ETJ	
WATERSHED	Harris Branch	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	None	
PROPOSED ACCESS	The Lakes Boulevard	
	Allowed/Required	Total
CS-MU-CO TRACT 8.8 acres		
FLOOR-AREA RATIO	2:1	.45:1 (15,659 sf Gross floor area)
BUILDING COVERAGE	95%	23%
IMPERVIOUS COVERAGE	95%	54%
HEIGHT	60'	39' max
PARKING (Total for site)	558	568 spaces

	Allowed/Required	Total
MF-2-CO TRACT 2.1 acres		
FLOOR-AREA RATIO	N/A (23 units per acre)	42
BUILDING COVERAGE	50%	50%
IMPERVIOUS COVERAGE	60%	51%
HEIGHT	40' or 3 stories	39' and 3 stories
PARKING (Total for site)	558	568 spaces

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	Allowed/Required		Total
ETJ TRACT 5.1 acres			
FLOOR-AREA RATIO	N/A		.42:1
BUILDING COVERAGE	N/A		8%
IMPERVIOUS COVERAGE	N/A		55%
HEIGHT	N/A		39'
PARKING (Total for site)	N/A		568 spaces



SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY

CASE#: SPC-2012-0154C
 ADDRESS: 14200 The Lakes Blvd.
 GRID: M36, N36
 CASE MANAGER: Nikki Hoelter

OPERATOR:

This map has been produced by site plan review for the sole purpose of geographic reference
 No warranty is made by the City of Austin regarding specific accuracy or completeness.



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DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/11/12
PROJECT NO: 10000

THE OAKS AT TECHRIDGE PHASE II
14200 THE LAKES BLVD, AUSTIN 78753
OAKS AT TECHRIDGE
PHASE 2 PARTNERS

MASTER SITE PLAN

Bury+Partners
201 The Oaks Blvd, Suite 200
Austin, Texas 78753
Tel: 512.444.1111 Fax: 512.444.1112
www.burypartners.com

LEGEND

- 1. EXISTING LOT LINES
- 2. EXISTING BUILDING FOOTPRINTS
- 3. EXISTING DRIVEWAYS
- 4. EXISTING PARKING SPACES
- 5. EXISTING LANDSCAPE
- 6. EXISTING UTILITIES
- 7. EXISTING FENCE LINE
- 8. EXISTING CURB
- 9. EXISTING SIDEWALK
- 10. EXISTING STREET LIGHTS
- 11. EXISTING SIGNAGE
- 12. EXISTING TREES
- 13. EXISTING BUSHES
- 14. EXISTING GRASS
- 15. EXISTING ASPHALT
- 16. EXISTING CONCRETE
- 17. EXISTING BRICK
- 18. EXISTING STONE
- 19. EXISTING METAL
- 20. EXISTING WOOD
- 21. EXISTING PLASTER
- 22. EXISTING GYPSUM
- 23. EXISTING CEILING
- 24. EXISTING FLOOR
- 25. EXISTING WALL
- 26. EXISTING ROOF
- 27. EXISTING FOUNDATION
- 28. EXISTING STRUCTURE
- 29. EXISTING EQUIPMENT
- 30. EXISTING FURNITURE
- 31. EXISTING FIXTURES
- 32. EXISTING APPLIANCES
- 33. EXISTING LIGHTING
- 34. EXISTING VENTILATION
- 35. EXISTING CLIMATE CONTROL
- 36. EXISTING SOUND BARRIER
- 37. EXISTING SECURITY
- 38. EXISTING ACCESSIBILITY
- 39. EXISTING SAFETY
- 40. EXISTING HEALTH
- 41. EXISTING ENVIRONMENT
- 42. EXISTING SOCIETY
- 43. EXISTING CULTURE
- 44. EXISTING ECONOMY
- 45. EXISTING POLITICS
- 46. EXISTING RELIGION
- 47. EXISTING ARTS
- 48. EXISTING RECREATION
- 49. EXISTING EDUCATION
- 50. EXISTING TRANSPORTATION

NOTES

1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

2. ALL EXISTING TREES SHALL BE MAINTAINED AND PROTECTED.

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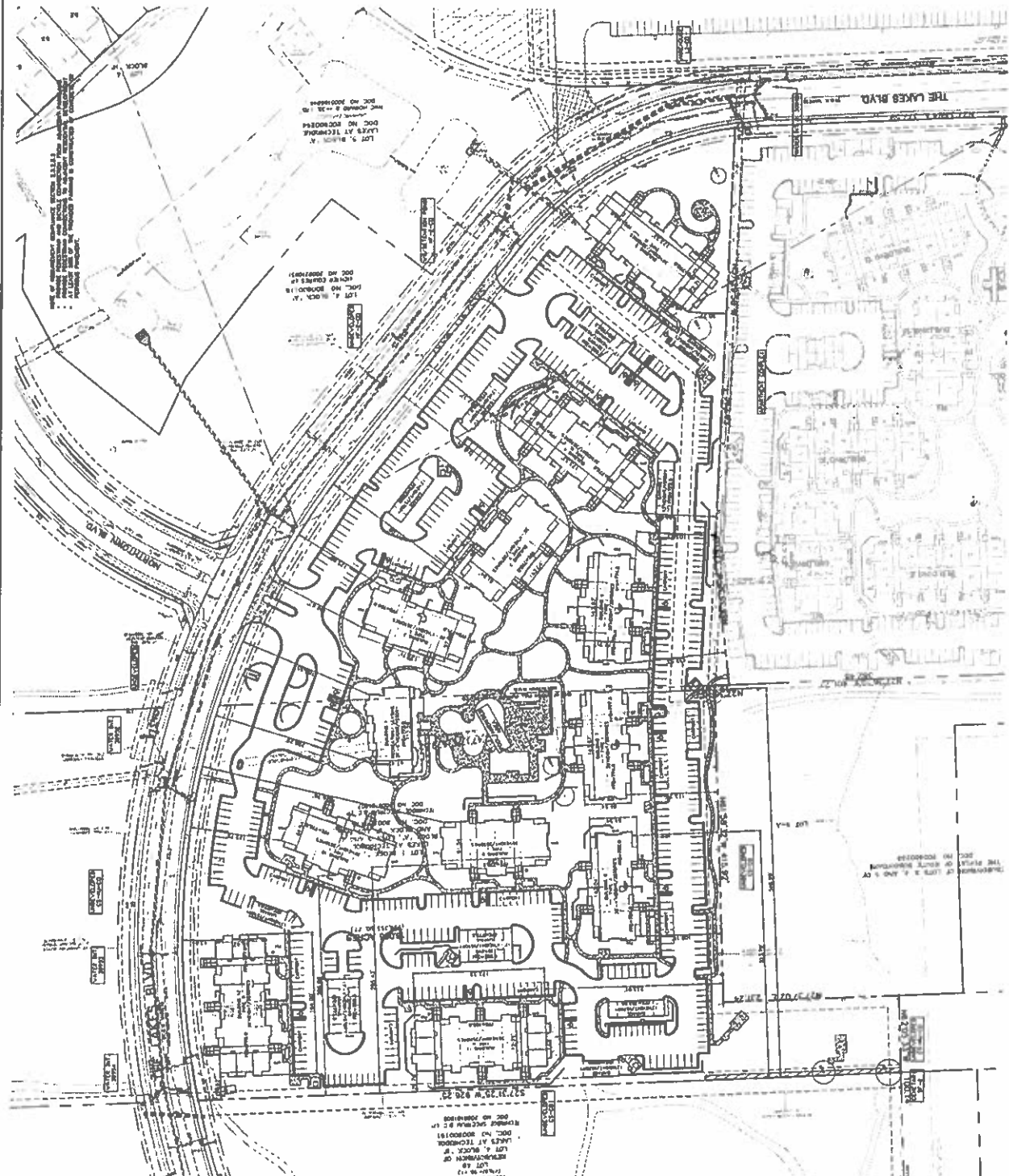
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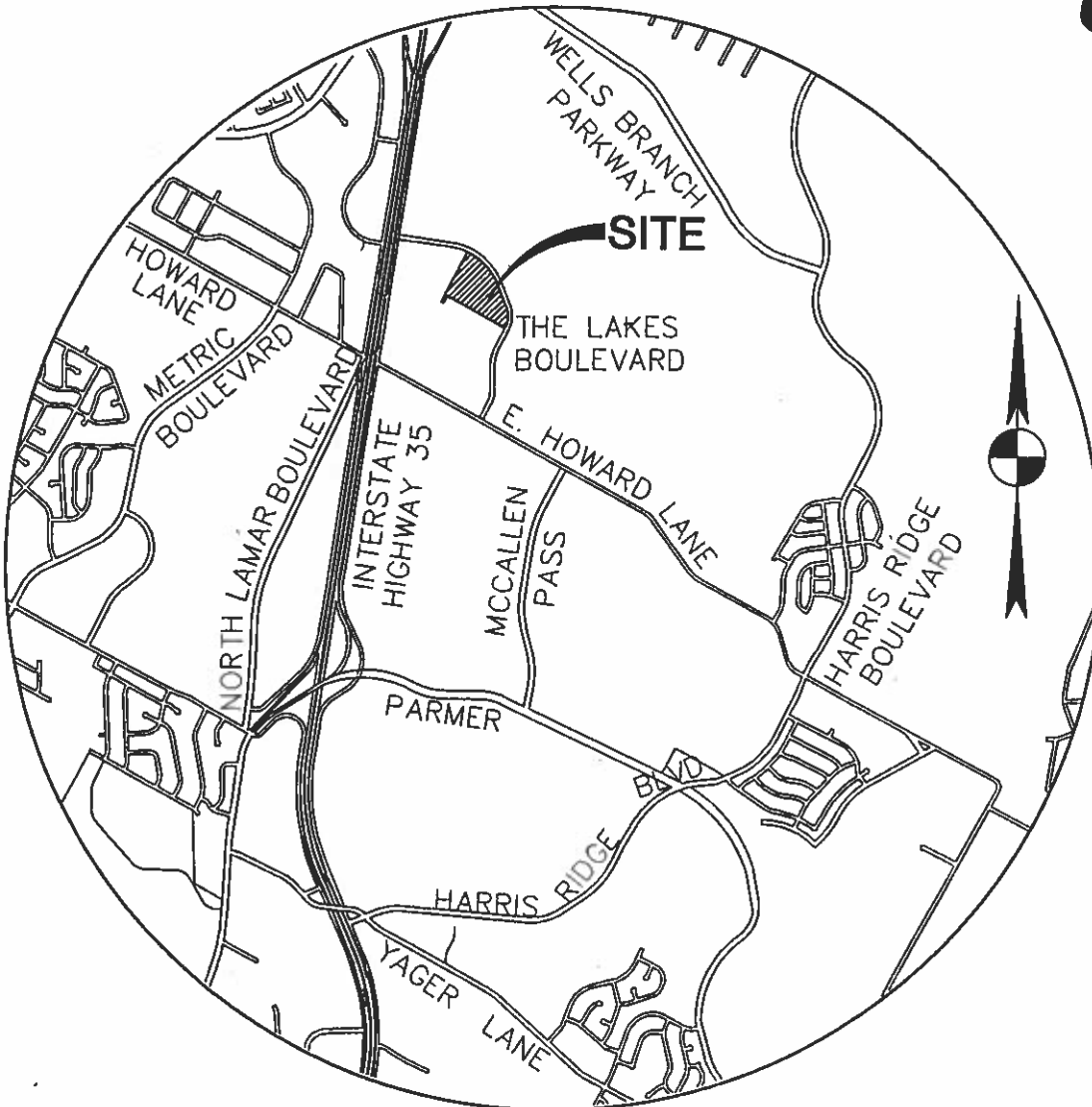
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40. ALL EXISTING TRANSPORTATION SHALL BE MAINTAINED AND PROTECTED.



C7/6



VICINITY MAP

N.T.S.

Bury+Partners

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBPE Registration Number P-1048
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**THE OAKS AT TECHRIDGE PHASE II
14200 THE LAKES BLVD.**

TECHRIDGE SPECTRUM B.C. LP

VICINITY MAP

DATE: 03/06/12

SCALE: N.T.S.

DRAWN BY: BR

FILE: G:\102117\10005\EXHIBITS\

PROJECT No.: 102117-10005